

INDIAN RIDGE SUBDIVISION

PREPARED FOR:
WILLIAM E. GEORGE

SITUATED IN THE VILLAGE OF BURTON, COUNTY OF GEAGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT 50 IN GREAT LOT 45 IN THE VILLAGE OF BURTON AS RECORDED BY PLAT VOLUME 1, PAGE 24 AND 25 IN GEAGA COUNTY PLAT RECORDS, AND KNOWN AS BEING PARCEL "A" OF LOT SPLIT PREPARED FOR WILLIAM E. GEORGE AS RECORDED BY PLAT VOLUME 25, PAGE 129 GEAGA COUNTY PLAT RECORDS.

MORTGAGE RELEASE

The undersigned mortgagee of the land included in this plat and subdivision does hereby join with the owners of this subdivision in the dedication to public use of the area designated as Indian Ridge Trail and hereby releases from him or our mortgage and waives any right which we might otherwise have in said road.
This 14th day of April, 1998.

William E. George
SENIOR VICE PRESIDENT
State of Ohio, County of Geauga.
Before me, a notary public in and for said county and state personally appeared the above named *William E. George* who acknowledged that the foregoing instrument and that the same is his free act and deed for the purposes therein expressed. In witness whereof I have set my hand and official seal at *BURTON*, Ohio this 14th day of *April*, 1998.

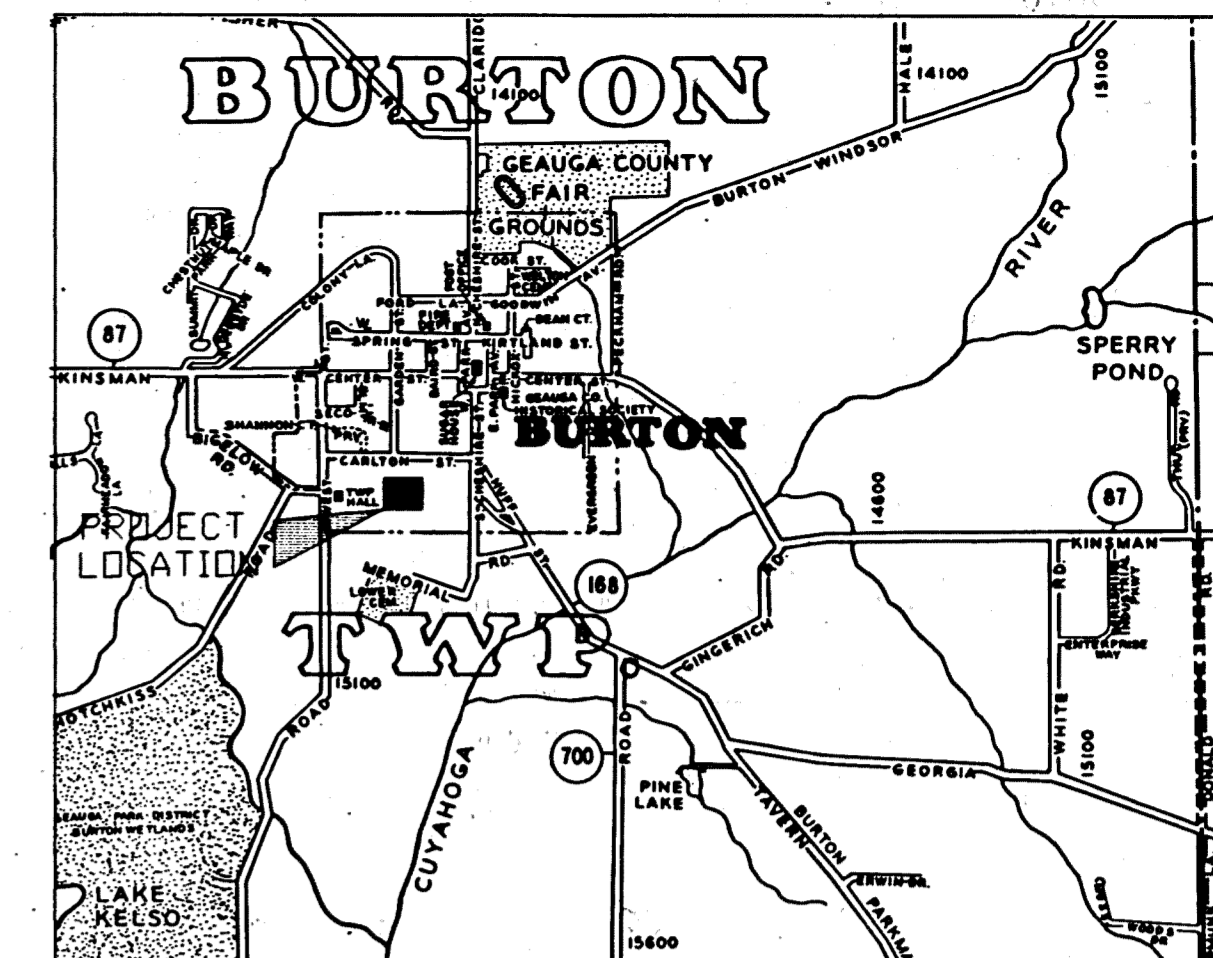
Ruth J. Hull
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Sept. 19, 2001

APPROVAL BY VILLAGE OF BURTON

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF BURTON.
Alan A. 1998
DATE
George Henry, P.E.
VILLAGE ENGINEER

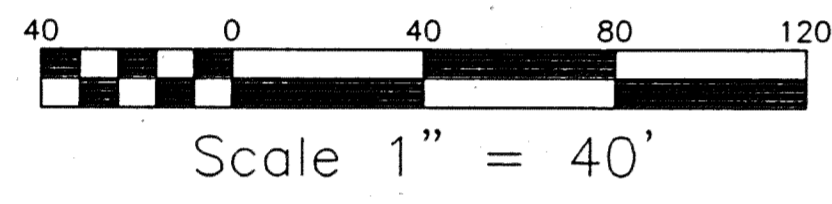
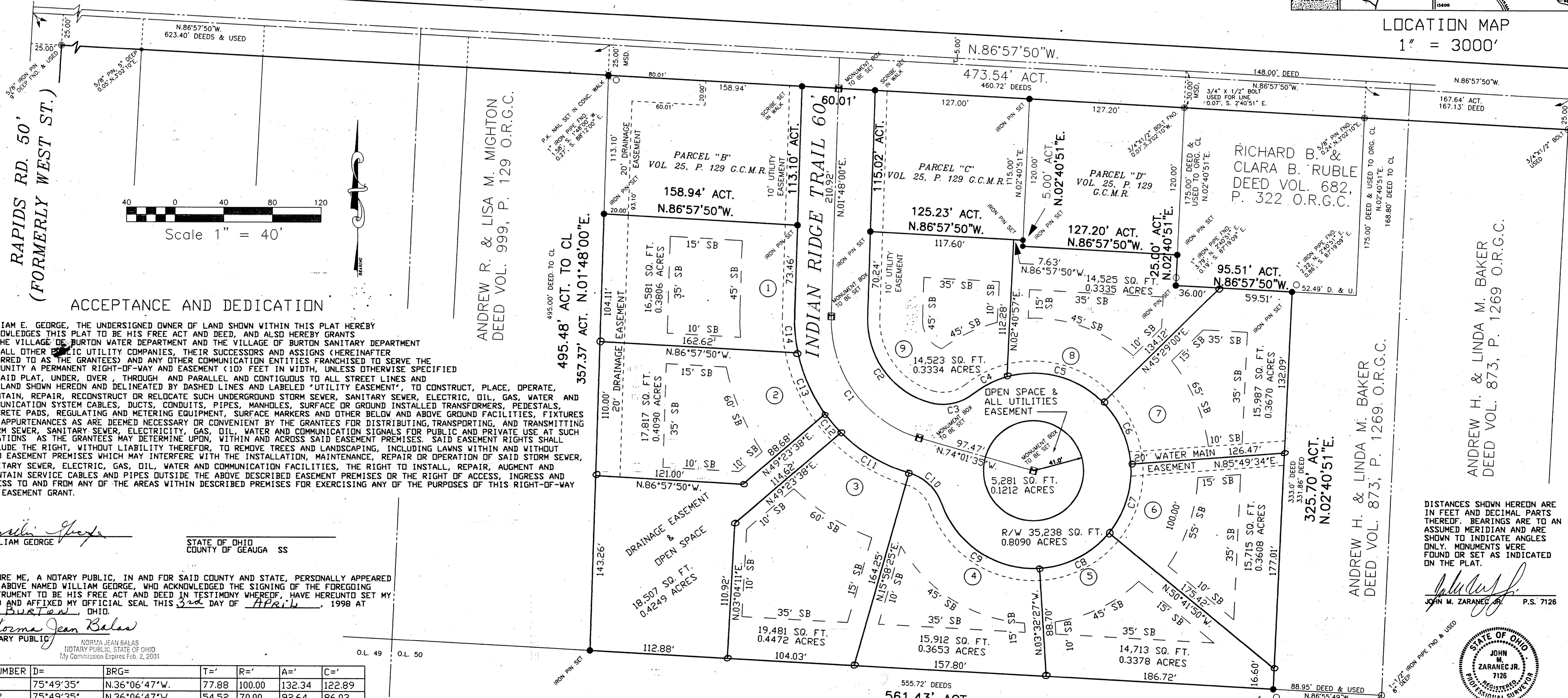
APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BURTON.

April 13, 1998
DATE
Catherine H. Henderson
SECRETARY



LOCATION MAP
1" = 3000'

CARLTON ST. 50'
(FORMERLY SOUTH SECOND ST.)



ACCEPTANCE AND DEDICATION

WILLIAM E. GEORGE, THE UNDERSIGNED OWNER OF LAND SHOWN WITHIN THIS PLAT HEREBY ACKNOWLEDGES THIS PLAT TO BE HIS FREE ACT AND DEED, AND ALSO HEREBY GRANTS TO THE VILLAGE OF BURTON WATER DEPARTMENT AND THE VILLAGE OF BURTON SANITARY DEPARTMENT AND ALL OTHER PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) AND ANY OTHER COMMUNICATION ENTITIES FRANCHISED TO SERVE THE COMMUNITY A PERMANENT RIGHT-OF-WAY AND EASEMENT (10' FEET IN WIDTH, UNLESS OTHERWISE SPECIFIED ON SAID PLAT, UNDER, OVER, THROUGH AND PARALLEL AND CONTIGUOUS TO ALL STREET LINES AND ALL LAND SHOWN HEREON AND DELINEATED BY DASHED LINES AND LABELED "UTILITY EASEMENT", TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND STORM SEWER, SANITARY SEWER, ELECTRIC, OIL, GAS, WATER AND COMMUNICATION SYSTEM CABLES, DUCTS, CONDUITS, PIPES, MANHOLES, SURFACE OR GROUND INSTALLED TRANSFORMERS, PEDESTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT, SURFACE MARKERS AND OTHER BELOW AND ABOVE GROUND FACILITIES, FIXTURES AND APPURTENANCES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING STORM SEWER, SANITARY SEWER, ELECTRICITY, GAS, OIL, WATER AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFOR, TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID STORM SEWER, SANITARY SEWER, ELECTRIC, GAS, OIL, WATER AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE AREAS WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

William E. George
WILLIAM GEORGE
STATE OF OHIO
COUNTY OF GEAGA SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM GEORGE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE ACT AND DEED IN TESTIMONY WHEREOF, HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 3rd DAY OF April, 1998 AT BURTON, OHIO.

Norma Jean Balas
NOTARY PUBLIC
NORMA JEAN BALAS
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires Feb. 2, 2001

NUMBER	D=	BRG=	T=	R=	A=	C=
C1	75°49'35"	N.36°06'47"W.	77.88	100.00	132.34	122.89
C2	75°49'35"	N.36°06'47"W.	54.52	70.00	92.64	86.03
C3	54°18'53"	N.78°48'59"E.	20.52	40.00	37.92	36.51
C4	22°33'17"	N.62°56'11"E.	15.95	80.00	31.49	31.29
C5	61°16'11"	N.75°09'05"W.	47.38	80.00	85.55	81.53
C6	40°20'33"	N.24°20'43"W.	29.39	80.00	56.33	55.17
C7	43°28'37"	N.17°33'52"E.	31.90	80.00	60.71	59.26
C8	47°09'23"	N.62°52'52"E.	34.91	80.00	65.84	64.00
C9	73°49'44"	N.56°37'34"W.	60.10	80.00	103.08	96.10
C10	54°18'53"	N.46°52'09"W.	20.52	40.00	37.92	36.51
C11	29°00'29"	N.59°31'20"W.	33.63	130.00	65.82	65.12
C12	08°49'29"	N.40°36'21"W.	10.03	130.00	20.02	20.00
C13	24°19'17"	N.24°01'59"W.	28.01	130.00	55.18	54.77
C14	13°40'20"	N.05°02'10"W.	15.58	130.00	31.02	30.95

BURTON TOWNSHIP TRUSTEES
DEED VOL. 205, P. 372 G.C.D.R.

GEAGA COUNTY AUDITOR: *Tracy A. Jemison* DATE: 4-14-98

GEAGA COUNTY RECORDER: _____ DATE: _____

526110
Received for Record this
14 day of April 1998
Recorded in Vol 26 Pg 51 of
Gauga County Record of Deeds
Catherine H. Henderson
Recorder

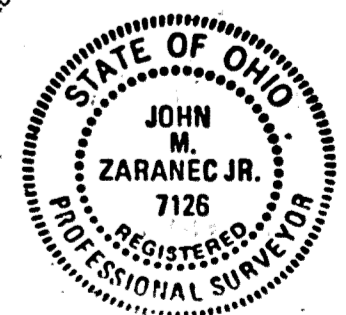
LEGEND
• = 5/8" IRON PIN SET W/CAP.
ACT. = ACTUAL
OBS. = OBSERVED
CALC. = CALCULATED
REC. = RECORD
FND. = FOUND
ORIGINAL LOT LINE
CENTERLINE

ORDER NO. 96117B
F.B. Z 101B, P. 26-32
File name: C:\96117B\DWG\PLAT

© ZARANEC SURVEYING CO.
KNOWLES INDUSTRIAL PARK
16744 WEST PARK CIRCLE DRIVE
CHAGRIN FALLS, OHIO 44023
(440) 543-1403

DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY. MONUMENTS WERE FOUND OR SET AS INDICATED ON THE PLAT.

John M. Zaranec Jr.
JOHN M. ZARANEC JR.
P.S. 7126



26-51